
From: Planning For Nature
Sent: 29 November 2022 13:53
To: Lisa Jackson; Planning Comments (SMDC)
Cc: Richard Millington; Richard Pigott; Tina Humphreys
Subject: SMD/2022/0082 Threapwood Farm

Categories:

SMD/2022/0082

Threapwood Farm, Alton Road, Threapwood, Staffordshire, ST10 4RB

Change of use of attached outbuilding to additional living accommodation with minor external alterations

Staffordshire Wildlife Trust has been asked to review the above application as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

SUMMARY- no objection subject to conditions

Bats

We understand that work permitted by SMD/2020/0532 has been partly carried out. The bat mitigation features recommended for the eastern farmhouse roof in the Bat Survey and Report 17 Aug 2019 by Jonathan Ayres have been included on the revised plans- 'Elevations and plans as proposed' 2422- 006G dated 9 November 2022.

These plans also show adequate mitigation features for bats and swallows in the barn to be converted.

The LPA must consider the 3 tests under Habitat Regulations:

1. *the activity must be for a certain purpose - for example, for scientific research or in the case of development, 'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment '*
2. *there must be no satisfactory alternative that will cause less harm to the species*
3. *the activity must not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*

We consider that all three tests have been met, as the proposals are required for social reasons to adapt to the family's long-term needs, the proposals will ensure the long-term structure of the building and conserve the bat population in situ.

Suggested condition:

The proposed development is to proceed in accordance with the recommendations made by section 5 of the submitted Threapwood Farm Bat Activity Survey Report V2 (August 2022) by Elite Ecology Ltd. unless varied by a European Protected Species licence subsequently issued by Natural England. Agreed features for roosting bats shall be permanently installed in accordance with the approved details. Monitoring results shall be submitted to the LPA.

Reason: To safeguard protected species in accordance with the NPPF.

Regards,

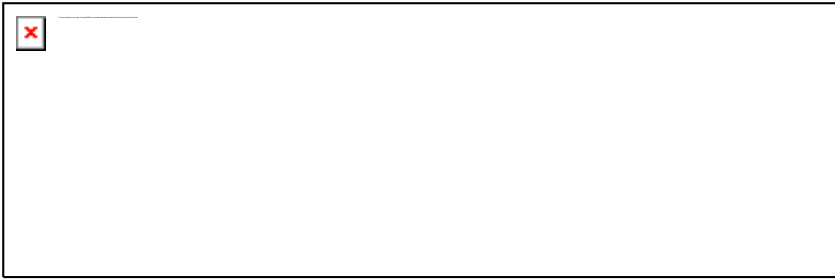
Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Please note, ecology advice is provided to SMDC 2 days per week- working days are normally Tuesdays and Thursdays.

Planning consultations- please send to



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